

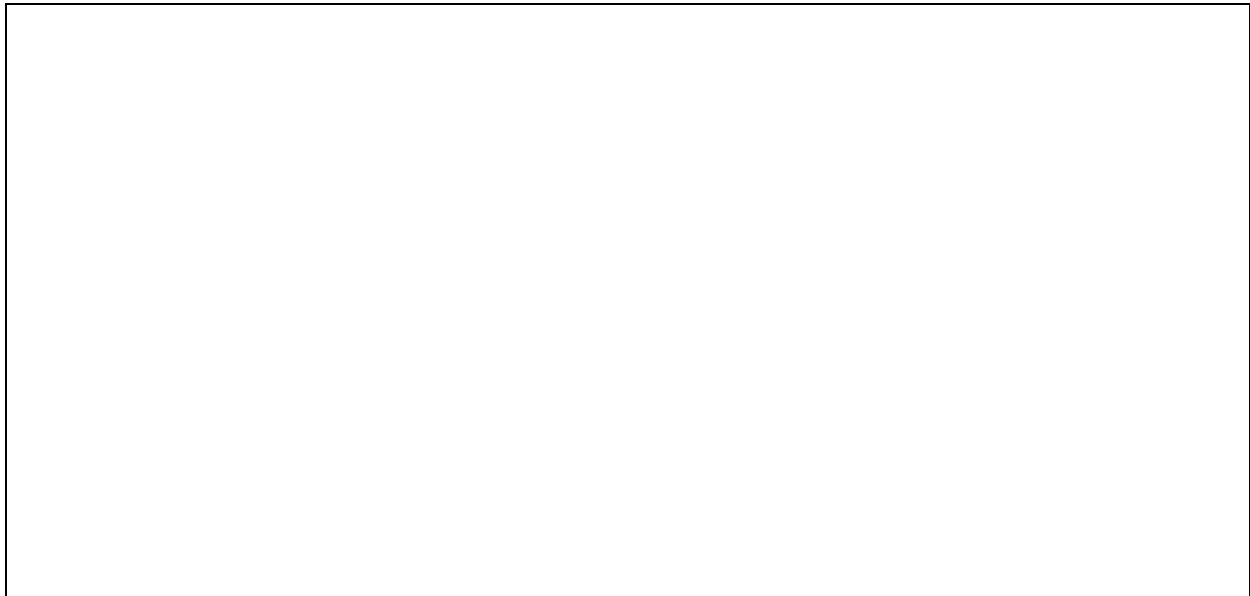
CHAPTER 11

SPECIAL PLANNING AREAS

There are 29 sites within or adjacent to the Village of Barrington which are likely to experience development or redevelopment. In the aggregate, they comprise approximately 537 acres. Just under one-quarter (1/4) of these 537 acres is represented by the Thunderbird Golf Course. Although it is highly desirable that the golf course remains open space for its aesthetic, environmental and recreational value, it is privately owned and could be sold for private development at some point in the future. Acceptable alternative uses are therefore considered in the recommendations and comments which follow. The overall pattern of Barrington's land uses will be strongly affected by the future of these sites. They are, therefore, referred to as "Special Planning Areas" and are depicted in Figure 9, Special Planning Areas.

Special Planning Areas were formally known as "Critical Sites" and were first introduced in the 1990 Comprehensive Plan. Evaluation and determination of the Special Planning Areas was based on the potential for development or redevelopment of each site. Consistency of development, environmentally sensitive areas, such as floodplains, wetlands, wooded areas, and poor or wet soils, as well as traffic constraints, inappropriate zoning, lack of open space, and locations adjacent to developed residential neighborhoods were the main criteria when evaluating properties for inclusion in this Special Planning Area chapter.

The following is a brief discussion of each of the Special Planning Areas. This is to identify factors that should be carefully evaluated as part of the review of any specific project brought before the Village for that site. This discussion contains recommended policy for site planning and design of selected sites including limits that reflect site constraints and adjacent land uses. Information contained in these sections is summarized in Table 1, Special Planning Areas - Summary of Recommended Uses.



LOCATION: Bounded by the Union Pacific rail line to the southwest, the EJ&E rail line to the northwest, and Hough Street to the east.

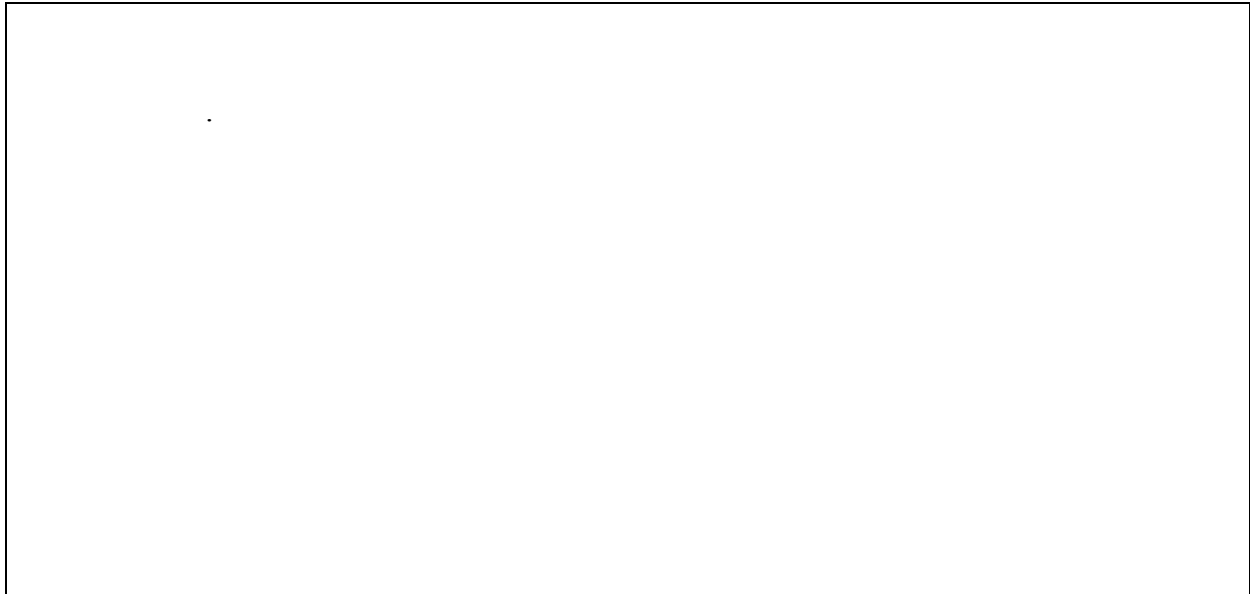
SIZE: 14 acres

PIN NUMBERS: 13-36-304- 001, 002, 004-014, 016-019, 022, 024-026, 028

RECOMMENDED USE: Mixed use (retail, office and residential). Retail use is appropriate for the first floor, with other uses, such as retail residential and office above. There is a potential to accommodate a cultural arts facility and/or an EJ&E transfer station in this area.

DESIGN ELEMENTS: The western portion of this area could support three (3) story structures, while two (2) story structures are more appropriate for the middle and eastern portions. Pedestrian linkages across rail lines and to adjacent properties should be provided, and underground parking should be encouraged. Public open space, a pedestrian promenade along the railroad right-of-way, or in the general downtown area, and connections to neighboring parks should be considered as amenities for the general public. Circulation in this area should be carefully coordinated with surrounding traffic patterns. The Village of Barrington has adopted a "Village Center Master Plan" for this area, which should also be referenced.

ENVIRONMENTAL ASSESSMENT: Particular attention should be paid to historical environmental issues, such as any residual underground contamination from previous uses. Existing significant and key trees should be protected.



LOCATION: Bounded by the Union Pacific rail line to the northeast, Hough Street to the west, and Lake Street to the south.

SIZE: 8 acres

PIN NUMBERS: 13-36-319- 001, 002, 003, 004; 01-01-101- 001-007, 010-013, 015-024; 01-01-102- 001-008; 01-01-104- 003-009, 011-013; 0101-105- 001-014; 01-01-106- 001, 003-008; 01-01-107- 001; 01-01-112- 001,002,004

RECOMMENDED USE: Mixed use (retail, office and residential). The core business district should be oriented toward business uses. Retail is appropriate for the first floor, with other uses such as retail, residential and office above.

DESIGN ELEMENTS: 2 to 2-1/2 story structures, 3 story if stepped back, are appropriate, with structures possible east of Grove Street. Parking solutions will be critical in this area; underground parking should be considered. Architecture and siting should be compatible with existing development. Circulation in this area should be carefully coordinated with surrounding traffic patterns. The Village of Barrington has adopted a "Village Center Master Plan" for this area, which should also be referenced. Some structures in this area should be considered for Historic Preservation.

ENVIRONMENTAL ASSESSMENT: Particular attention should be paid to historical environmental issues, such as any residual underground contamination from previous uses. Existing trees should be protected.



LOCATION: Bounded by the Union Pacific rail line to the south, Hough Street to the west, Liberty Street to the north, and Cook Street to the east.

SIZE: 4.6 acres

PIN NUMBERS: 13-36-308- 001-008; 13-36-313- 001-010; 13-36-318- 002-004, 009, 011

RECOMMENDED USE: Mixed use (retail, office and residential). Retail is appropriate for the first floor, with other uses such as retail, residential and office above.

DESIGN ELEMENTS: 2 to 2 ½ story structures are appropriate. Parking solutions will be critical in this area; underground parking should be considered. Architecture and siting should be compatible with or improve upon existing development and should be sensitive to adjacent residential neighborhoods. Circulation in this area should be carefully coordinated with surrounding traffic patterns. The Village of Barrington has adopted a “Village Center Master Plan” for this area which should also be referenced.

ENVIRONMENTAL ASSESSMENT: Particular attention should be paid to historical environmental issues, such as any residual underground contamination from previous uses. Existing trees should be protected.



LOCATION: Bounded by Hough Street to the East, EJ&E Railroad to the south, Lagendorf Park to the West, and commercial uses to the North.

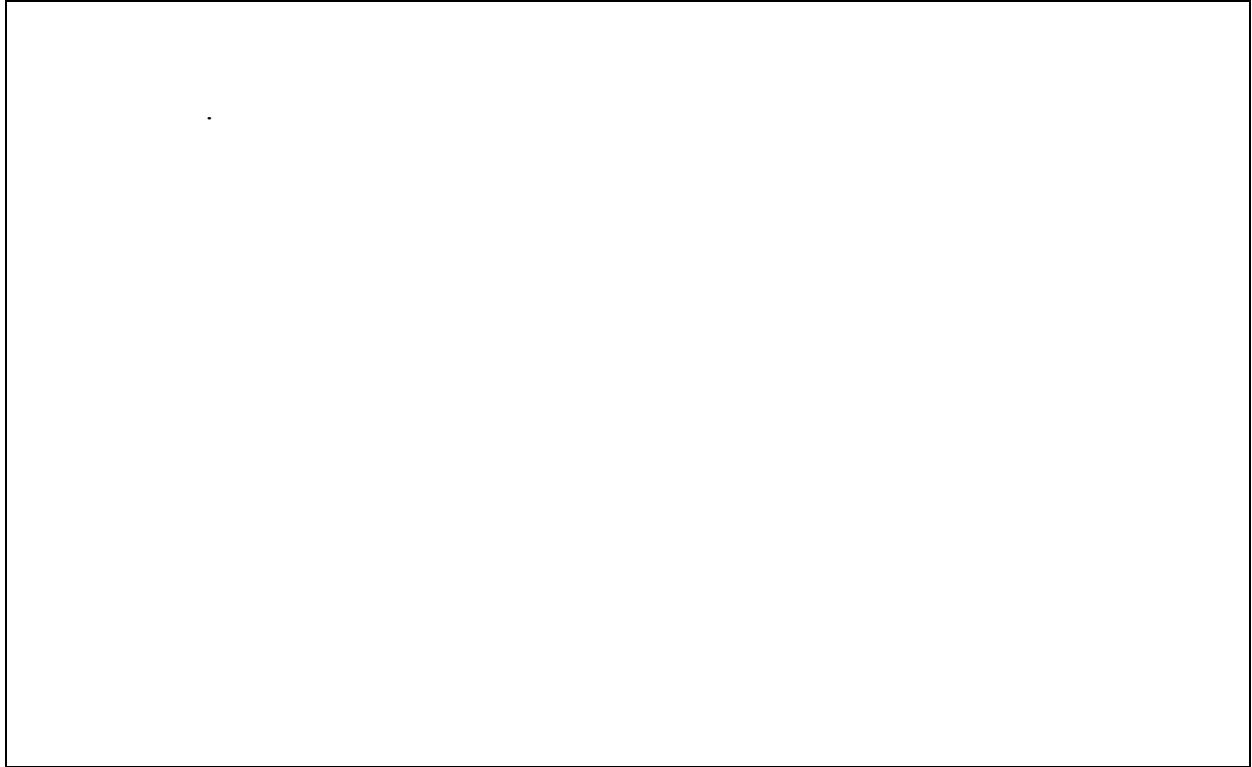
SIZE: 8.7 acres

PIN NUMBERS: 13-36-301-007, 008, 009

RECOMMENDED USE: Manufacturing, Mixed use (retail, office, residential). The manufacturing use, or a similar use, is encouraged to remain. Provided the manufacturing use is discontinued, a mixed use of retail, office and residential would be appropriate. Retail is most appropriate for the first floor, with other uses such as retail, residential and office above.

DESIGN ELEMENTS: Taller three-story office and retail buildings, with a maximum height of 35 feet, should be encouraged along the rail line with residential uses to the north of the site. Parking solutions will be critical in this area; underground parking should be encouraged. Circulation in this area should be carefully coordinated with surrounding traffic patterns.

ENVIRONMENTAL ASSESSMENT: Particular attention should be paid to historical environmental issues, such as any residual underground contamination from previous uses. Existing trees should be protected. Attention should also be paid to the existing soil conditions on the site.



LOCATION: South of the EJ&E rail line and east of Northwest Highway, along Lake Zurich Road East of Lake Zurich Road and south of the EJ&E rail line and Cuba Marsh.

SIZE: 52 acres

PIN NUMBER: 13-36-200-003, 005; 03-36-402-001

RECOMMENDED USE: The western fifteen acres fronting on Northwest Highway (Route 14) should remain undeveloped with the remaining area as office development. The residential should be limited to the Jewel Tea building.

DESIGN ELEMENTS: Traffic safety issues at the intersection of Lake Zurich Road and Northwest Highway should be resolved when area is developed. Refer to the “Global Traffic Plan” Ordinance No. 98-2729 adopted for this area. Open space should be incorporated into the mixed-use development, with sixty (60) percent of the net land area devoted to open space. Require preservation of the Jewel Tea building for adaptive reuse as a historically significant structure.

ENVIRONMENTAL ASSESSMENT: Protect and preserve existing wetlands, lake, creek and trees.



LOCATION: East of the public library and water tower on Northwest Highway.

SIZE: 28 Acres

PIN NUMBERS: 13-36-400-001-003; 13-36-402-033

RECOMMENDED USE: Office / Research and Open Space.

DESIGN ELEMENTS: Minimize traffic impacts on surrounding uses, and refer to the “Global Traffic Plan” adopted for this area. Provide a buffer against existing adjacent single family residential. Sixty (60) percent of the net land area should be devoted to open space.

ENVIRONMENTAL ASSESSMENT: Protect existing trees and environmentally sensitive areas.



LOCATION: This site is comprised of six (6) vacant lots and is bounded by West Hillside Avenue on the north, St. Matthew's Church on the east, Tower Road on the south, and single-family residential on the west.

SIZE: 3.68 acres.

PIN NUMBERS: 01-02-404-010-015

RECOMMENDED USE: Open Space/Single-Family Residential consistent with adjacent residential density.

DESIGN ELEMENTS: It is recommended that this site be conserved as open space or "green space." An acceptable alternative use would be single-family residential. Any future land use shall be compatible with and shall be sensitive to the adjacent single-family residential homes as well as the church.

SITE 8

BARRINGTON SALEM UNITED METHODIST CHURCH



LOCATION: 115 West Lincoln Street.

SIZE: 1.8 acres.

PIN NUMBERS: 01-01-114-011, 014, 021

RECOMMENDED USE: Religious Institution / Single-Family / Grade School Expansion

DESIGN ELEMENTS: Provided that a church is not rebuilt on the site, single-family residential should be encouraged on Lincoln Avenue and two-family residential along Hough Street. Two-family dwelling structures shall be designed in a manner as to replicate single-family residential structures, and shall be in keeping with the historic character of the surrounding neighborhood.

ENVIRONMENTAL ASSESSMENT: Particular attention should be paid to historical environmental issues, such as any residential underground contamination from previous uses. All key and significant trees should be protected.

SITE 9

WEST OF FOUNDRY SHOPPING CENTER (unincorporated)



LOCATION: North of U.S. Route 14, and west of Twentieth Street.

SIZE: 36 acres

PIN NUMBERS: Not determined.

RECOMMENDED USE: Office/Research, Single Family Residential and Open Space.

DESIGN ELEMENTS: Office and research should be concentrated along U.S. Route 14, with single-family residential and open space uses behind. Utilities will need to be extended into this area. Development here should set the standard for improving the appearance of development along U.S. Route 14.

ENVIRONMENTAL ASSESSMENT: Protect existing trees and environmentally sensitive areas.



LOCATION: At the north end of Western Avenue.

SIZE: 9.96 acres

PIN NUMBER: 13-35-100- 021

RECOMMENDED USE: Office / Research / Retail.

DESIGN ELEMENTS: This parcel lacks sufficient frontage on a public right-of-way to make intense development possible. Expansion of the existing auto dealerships is recommended. A mixture of adjacent uses exists. Buffering should be provided as needed against residential uses. Due to the lack of accessibility, the physical constraints of the site, and the single family district to the north, the use of the site should be limited to low intensity activities which do not generate substantial traffic or other influences which might negatively affect the single family district.

ENVIRONMENTAL ASSESSMENT: Protect existing trees and environmentally sensitive areas. Storm water control is crucial in this area. 20% of the site is wet with poorly drained soil.

SITE 11

ELA ROAD NEAR LONG GROVE ROAD (unincorporated)



LOCATION: On the west side of Ela Road, just south of Long Grove Road.

SIZE: 11.1 acres

PIN NUMBERS: 14-31-400- 001, 007, 009

RECOMMENDED USE: Single family residential consistent with adjacent residential density. Annexation will be required.

DESIGN ELEMENTS: This site is surrounded by existing single family residential. When developed, curb cuts onto Ela Road should be minimized and a connection to the “Foxglove” subdivision should be accommodated. Circulation should be designed to discourage cutting through this site from Ela Road to Main Street. Clustering techniques should be considered to preserve open space and reduce infrastructure costs.

ENVIRONMENTAL ASSESSMENT: Protect existing trees and wetlands. Provide for needed detention in existing wetlands on western edge of the site.

SITE 12

LAND EAST OF ROSLYN SCHOOL (unincorporated)



LOCATION: At the northwest corner of Roslyn Road and Route 59.

SIZE: 13.3 acres

PIN NUMBERS: 13-36-101- 010-013, 070

RECOMMENDED USE: Single family residential consistent with adjacent residential density. Annexation will be required.

DESIGN ELEMENTS: Development should be consistent with adjacent developments. Clustering techniques should be considered to preserve open space and reduce infrastructure costs.

ENVIRONMENTAL ASSESSMENT: Protect existing trees and environmentally sensitive areas.

SITE 13

NORTH OF SPRING ROAD (unincorporated)



LOCATION: North of Spring Road and east of Oak Meadow subdivision.

SIZE: 28.2 acres

PIN NUMBERS: Not determined.

RECOMMENDED USE: Single family residential. The density in this area should reflect the adjacent residential densities. Annexation will be required.

DESIGN ELEMENTS: Development should be consistent with adjacent developments. Clustering techniques should be considered to preserve open space and reduce infrastructure costs.

ENVIRONMENTAL ASSESSMENT: Protect existing trees and environmentally sensitive areas. Stormwater control issues should also be closely evaluated for this area.

SITE 14

MAIN AND LAGESCHULTE STREETS



LOCATION: At the southeast corner of Main and Lageschulte Streets.

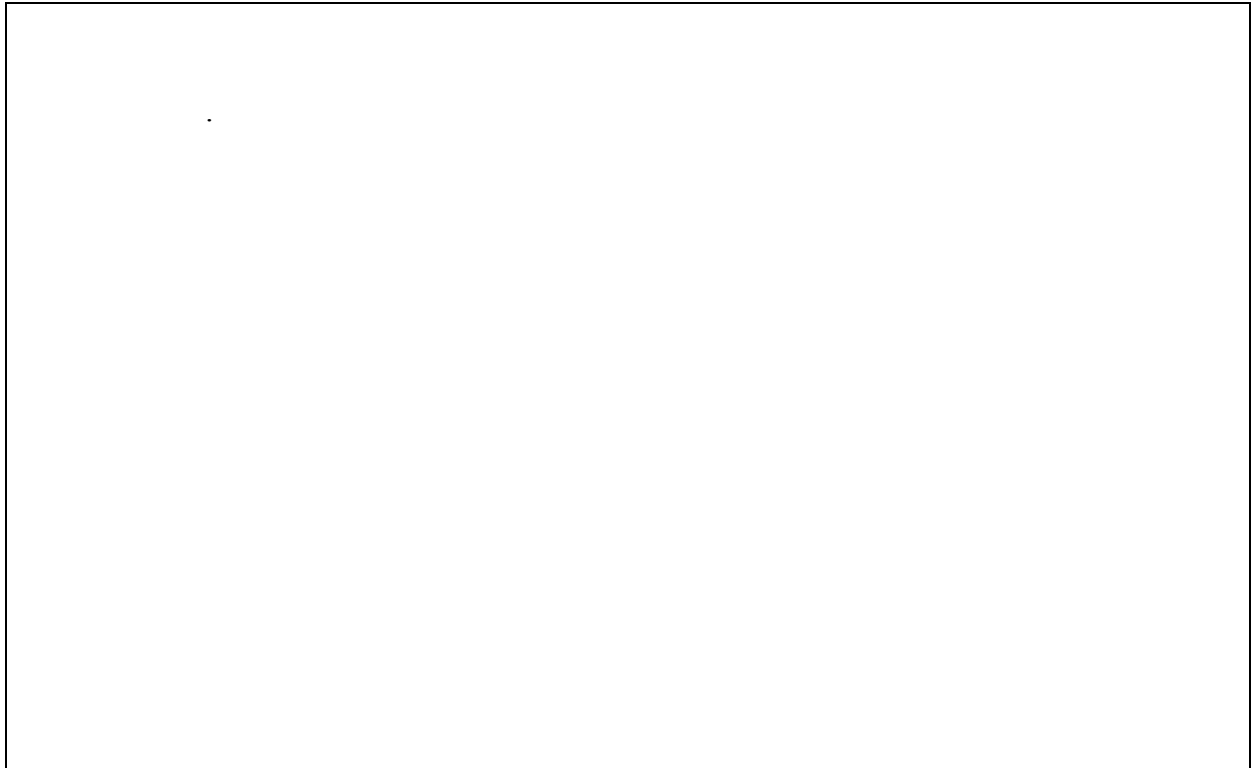
SIZE: 2 acres

PIN NUMBER: 01-02-203- 001

RECOMMENDED USE: Mixed use (office retail, and light manufacturing).

DESIGN ELEMENTS: Architectural design should be carefully controlled, as this site abuts a main entryway to the Village. Development should not exceed 2 ½ stories, and should be sensitive to the existing character of nearby residential and business overlay uses.

ENVIRONMENTAL ASSESSMENT: Particular attention should be paid to historical environmental issues, such as any residual underground contamination from previous uses. Existing trees should be protected.



LOCATION: At the northwest corner of Russell and Summit Streets.

SIZE: 1.2 acres

PIN NUMBERS: 01-01-118-010, 011, 012, 013

RECOMMENDED USE: Open space and stormwater detention area.

DESIGN ELEMENTS: Structures (if any) should incorporate themes expressed in the Village Center Master Plan and should be sensitive to the adjacent residential neighborhood.

ENVIRONMENTAL ASSESSMENT: Soil type (peat) would make development difficult. Particular attention should be paid to historical environmental issues, such as any residual underground contamination from previous uses.



LOCATION: 311 South Hough Street.

SIZE: 0.8 acres

PIN NUMBERS: 01-01-109- 002, 003, 004, 006, 008

RECOMMENDED USE: Religious Institution/Single Family.

DESIGN ELEMENTS: Provided that a church is not rebuilt on the site, single-family residential use should be encouraged along Cook Street and two-family residential use along Hough Street. Two-family dwelling structures shall be designed in a manner as to replicate single-family residential structures, and shall be in keeping with the historic character of the surrounding neighborhood.

ENVIRONMENTAL ASSESSMENT: Particular attention should be paid to historical environmental issues, such as any residual underground contamination from previous uses. All key and significant trees should be protected.





LOCATION: East of South Barrington Road, midway between Dundee Road and Cornell Avenue.

SIZE: 4.82 acres

PIN NUMBERS: 01-12-108-007

RECOMMENDED USE: Commercial (retail or office). A home improvement or automotive sales business uses would be appropriate.

DESIGN ELEMENTS: Development should be sensitive to views from Barrington Road.

ENVIRONMENTAL ASSESSMENT: This site tends to flood during heavy rains. Existing trees and environmentally sensitive areas should be protected.



LOCATION: At the northwest corner of Dundee Road and Grove Avenue.

SIZE: 15.3 acres

PIN NUMBERS: 01-12-400- 001, 007

RECOMMENDED USE: Office / Research / Open Space.

DESIGN ELEMENTS: Development should be similar to surrounding areas and match the character of developments to the north. The south end of this site serves as a “gateway” to the Village from the southeast and therefore should be carefully designed.

ENVIRONMENTAL ASSESSMENT: 15% of this site is in a floodplain, roughly a third is ponds and wetlands, and about 60% has wet soils. Existing wetland areas should be maintained for retention capacity and all environmentally sensitive areas should be protected.

SITE 19

SOUTH GROVE AVENUE WEST OF PRAIRIE CAMPUS



LOCATION: At the northeast corner of Dundee Road and South Grove Avenue.

SIZE: 17.26 acres

PIN NUMBERS: 01-12-400-005, 006, 009

RECOMMENDED USE: Office / Research / Open Space.

DESIGN ELEMENTS: Develop this site comprehensively. Adequate buffering shall be provided abutting all adjacent land uses as needed, and shall be especially sensitive to Park Barrington Residential neighborhood.

ENVIRONMENTAL ASSESSMENT: Particular attention should be paid to historical environmental issues, such as any residual underground contamination from previous uses. Protect existing pond and trees.

SITE 20

ELA ROAD AT NORTHWEST HIGHWAY (ROUTE 14)



LOCATION: At the northwest corner of Ela Road and U.S. Route 14.

SIZE: 22.87 acres

PIN NUMBERS: 02-08-100- 001-013, 017, 021-023, 030, 032-038

RECOMMENDED USE: Mixed use (retail, office, and residential), and possibly some recreational open space behind commercial. A commuter parking facility is also possible.

DESIGN ELEMENTS: Retail, office and commercial development shall front onto U.S. Route 14. Curb cuts onto Route 14 should be minimized. Existing residential and retail/wholesale can remain. This area serves as a gateway to the Village. Architectural design, landscaping and location of parking areas should be carefully considered.

ENVIRONMENTAL ASSESSMENT: Protect existing trees, wetlands and other environmentally sensitive areas.



LOCATION: Bounded by U.S. Route 14 to the southwest, Ela Road to the east, and East Hillside Avenue.

SIZE: 123 acres

PIN NUMBERS: 02-05-300-002; 02-06-400- 011, 012; 102-07-201- 002

RECOMMENDED USE: Open space / Golf Course with club house

DESIGN ELEMENTS: It is recommended that this site remain a golf course. An acceptable alternative use is open space. Any future land use change should fit in with the single family residential that penetrates into the site. This site serves as a “gateway” for the Village from the southeast.

ENVIRONMENTAL ASSESSMENT: 45% of this site has wet soils. Maintain the natural character of the site, and respect existing floodplain, wetlands and mature vegetation.



LOCATION: On the west side of Lageschulte Street, east of the EJ&E rail line and south of West Main Street.

SIZE: 14 acres

PIN NUMBERS: 01-02-202- 005-007, 012, 021, 022, 033, 034, 039, 044-048

RECOMMENDED USE: Retail, Service, and Light Manufacturing. This area would be appropriate for artisans.

DESIGN ELEMENTS: Development should be sensitive to adjacent single family residences. 2-story max. Careful consideration should be given to circulation/traffic impacts.

ENVIRONMENTAL ASSESSMENT: Particular attention should be paid to historical environmental issues, such as any residual underground contamination from existing tanks or other previous uses.



LOCATION: Bounded by the EJ&E rail line to the east and the corporate limits on the west, and accessed from West Main Street to the north.

SIZE: 60.8 acres

PIN NUMBERS: 01-02-200- 001, 005, 006, 008; 01-02-400- 006

RECOMMENDED USE: Office / Research.

DESIGN ELEMENTS: Hart Road should not be extended south of Main Street. Therefore, careful consideration should be given to the transportation needs of this site. Open space should be maintained where sensitive environmental conditions exist, resulting in very low-density development.

ENVIRONMENTAL ASSESSMENT: Only a small percentage of this site can sustain development; a portion of the site has wet soils. Natural features, mature vegetation and environmentally sensitive areas should be protected or mitigated, especially along the creek at the western edge of the site. Particular attention should be paid to historical environmental issues, such as any residual underground contamination from previous uses.



LOCATION: At the northwest corner of Hart Road and Main Street, extending to Old Hart Road on the west and the corporate limits on the north.

SIZE: 18.9 acres

PIN NUMBER: 13-35-302-011, 012

RECOMMENDED USE: Mixed use (office/research).

DESIGN ELEMENTS: Office development should occur to the south and northeast of the site. Open space should be maintained where sensitive environmental conditions exist, resulting in very low-density development.

ENVIRONMENTAL ASSESSMENT: Protect existing wetlands, creek, floodplain and other environmentally sensitive areas. Particular attention should be paid to historical environmental issues, such as any residual underground contamination from previous uses.



LOCATION: Southwest of South Grove Avenue, south of Cornell Avenue.

SIZE: 9.5 acres

PIN NUMBERS: 01-12-108- 008, 012, 013

RECOMMENDED USE: Office / Research.

DESIGN ELEMENTS: Development should be low density and similar to development on adjacent sites. Sensitive to Park Barrington Residential neighborhood.

ENVIRONMENTAL ASSESSMENT: Protect existing trees and other environmentally sensitive areas.

SITE 26

HILLSIDE AVENUE AT NORTHWEST HIGHWAY (ROUTE 14)



LOCATION: At the southeast corner of Hillside Avenue and U.S. Route 14, extending to the golf course on the east.

SIZE: 7.4 acres

PIN NUMBERS: 02-06-301- 003-005

RECOMMENDED USE: Commercial (retail and office).

DESIGN ELEMENTS: The residential area to the north should be buffered from any commercial development. Architecture of development should respect adjacent residential uses. View from Northwest Highway "Gateway" should be considered. Shared access to Route 14 should be encouraged.

ENVIRONMENTAL ASSESSMENT: Particular attention should be paid to historical environmental issues, such as any residual underground contamination from previous uses.

SITE 27

BARRINGTON ROAD AND CORNELL AVENUE



LOCATION: On the northeast corner of South Barrington Road and Cornell Avenue.

SIZE: 2 acres

PIN NUMBERS: 01-12-104-004, 005

RECOMMENDED USE: Single family residential.

DESIGN ELEMENTS: Homes should be clustered to maximize open space.

ENVIRONMENTAL ASSESSMENT: Protect existing trees and other environmentally sensitive areas.



LOCATION: Bounded by East Station Street and East Main Street to the north, and the Union Pacific rail line to the southwest.

SIZE: 12.85 acres

PIN NUMBERS: 01-01-200-001, 006; 01-01-201- 002, 003, 004, 006, 019, 033, 050, 051, 056, 071

RECOMMENDED USE: Mixed use (retail, office, residential and off-street parking). Retail is most appropriate for the first floor, with other uses such as retail residential and office above.

DESIGN ELEMENTS: Taller three-story buildings, with a maximum height of 35 feet, should be encouraged along the rail line with two-story buildings to the northeast of the site. Parking solutions will be critical in this area; underground parking and the construction of a parking deck should be encouraged. Circulation in this area should be carefully coordinated with surrounding traffic patterns. The Village of Barrington has adopted a “ Master Plan” for this area, which should also be referenced.

ENVIRONMENTAL ASSESSMENT: Particular attention should be paid to historical environmental issues, such as any residual underground contamination from previous uses. Existing trees should be protected.



LOCATION: At the north end of Grant Street.

SIZE: 0.68 acres

PIN NUMBER: 13-35-408- 001

RECOMMENDED USE: Mixed use (office and light industrial). An office development would be appropriate. This area may also be appropriate as a transfer station or parking lot.

DESIGN ELEMENTS: Architecture should be compatible with surrounding structures. The extension of Applebee to Grant should be encouraged. Development should be sensitive to the area's residential neighborhood.

ENVIRONMENTAL ASSESSMENT: Particular attention should be paid to historical environmental issues, such as any residual underground contamination from existing tanks or other previous uses. These issues are critical in the potential redevelopment of this site.